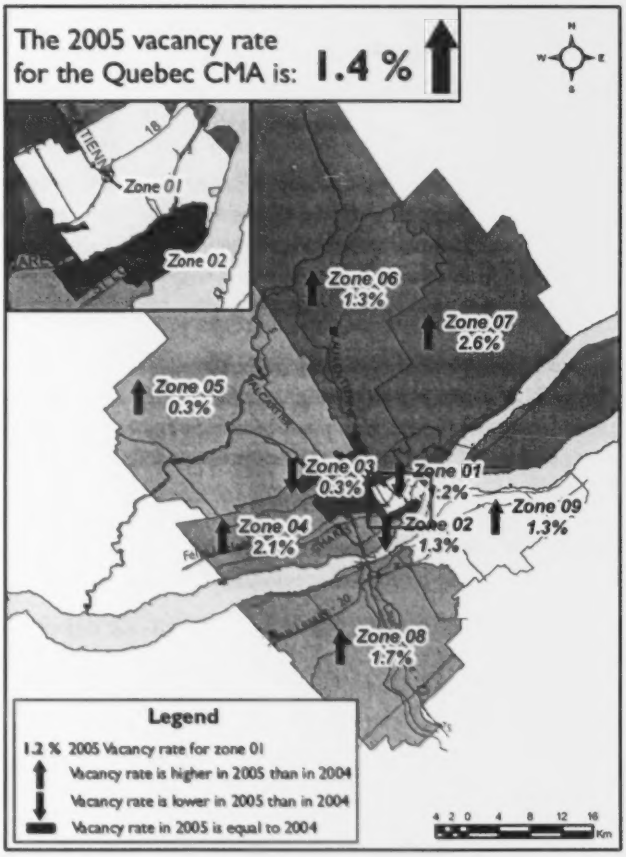
RENTAL MARKET REPORT

QUÉBEC CMA

OCTOBER 2005

VACANCY RATE CONTINUES TO RISE IN THE QUÉBEC AREA

The latest Rental Survey Market results show that, in the overall Québec census metropolitan area (CMA), the vacancy rate continued the rise that began in 2003. In fact, the proportion of unoccupied units went up for a third consecutive year and has now attained 1.4 per cent, compared to 1.1 per cent in the fall of 2004. It should be recalled that an all-time low had been reached in 2002, with a vacancy rate of 0.3 per cent. Vacant dwellings surpassed the 1,000-unit mark in 2005, attaining 1,114 units out


The 2005 vacancy rate for the Quebec CMA is: 1.4 %
Zone 01
Zone 02
Zone 03 0.3%
Zone 04 2.1%
Zone 05 0.3%
Zone 06 1.3%
Zone 07 2.6%
Zone 08 1.7%
Zone 09 1.3%
Legend
1.2 % 2005 Vacancy rate for zone 01
Vacancy rate is higher in 2005 than in 2004
Vacancy rate is lower in 2005 than in 2004
Vacancy rate in 2005 is equal to 2004
Km

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Canada

CMHC SCHL
HOME TO CANADIANS

Apartment Vacancy Rates (%) by Major Centres		
	2004	2005
Abbotsford	2.8	3.8
Calgary	4.3	1.6
Edmonton	5.3	4.5
Gatineau	2.1	3.1
Greater Sudbury	2.6	1.6
Halifax	2.9	3.3
Hamilton	3.4	4.3
Kingston	2.4	2.4
Kitchener	3.5	3.3
London	3.7	4.2
Montréal	1.5	2.0
Oshawa	3.4	3.3
Ottawa	3.9	3.3
Québec	1.1	1.4
Regina	2.7	3.2
Saguenay	5.3	4.5
Saint John	5.8	5.7
Saskatoon	6.3	4.6
Sherbrooke	0.9	1.2
St. Catharines-Niagara	2.6	2.7
St. John's	3.1	4.5
Thunder Bay	5.0	4.6
Toronto	4.3	3.7
Trois-Rivières	1.2	1.5
Vancouver	1.3	1.4
Victoria	0.6	0.5
Windsor	8.8	10.3
Winnipeg	1.1	1.7
Total	2.7	2.7

of a stock of close to 77,000 apartments contained in privately initiated buildings with three or more housing units.

The Québec area still has one of the lowest vacancy rates in the country, ranking third behind Victoria and Sherbrooke, and tied with Vancouver. Elsewhere in the province of Quebec, the vacancy rates reached 1.2 per cent in Sherbrooke, 1.5 per cent in Trois-Rivières, 2.0 per cent in Montréal, 3.1 per cent in Gatineau and 4.5 per cent in Saguenay. It should be noted that, in 2005, the vacancy rates went up in all CMAs across the province, except Saguenay. The provincial average currently stands at 2,0 per cent.

More units, but also more renters

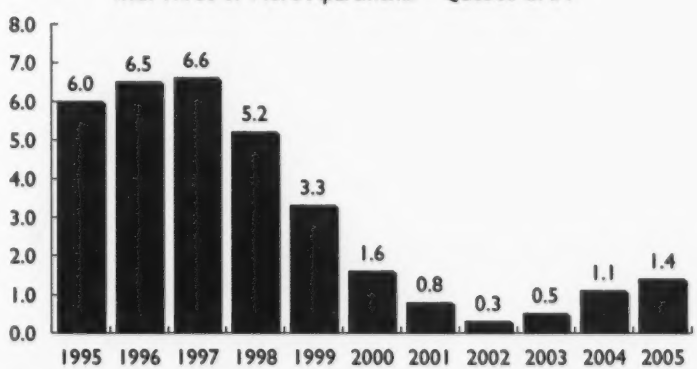
Since 2002, rental housing construction has increased considerably in the Québec area, and the year 2005 has been no exception. In fact, 1,050 newly completed private rental housing units were added to the survey universe, not to mention the arrival on the market of slightly over 250 social housing units. Even if these units, which are intended for more modest-income clients, are not included in our survey on private housing units, they still vacated some apartments on this market.

This increase in the supply of new units contributed to the rise in the vacancy rate, which was curbed, however, by a vigorous rental housing demand, supported in part by the good performance of the job market and higher migration. In the employment sector, the Québec CMA has registered a dynamic recovery since the second half of 2004. In fact, after having lost 650 jobs in 2003, the Québec area gained 4,800 positions in 2004, and it is expected that over 10,000 jobs will be created in 2005. The recovery was particularly strong in the 15 to 24 years' age group, which comprises a large share of the newcomers on the rental market.

As a result of the vigorous job market conditions, net migration rebounded, attaining 4,800 people in 2004, for a considerable increase over the net level of 2,900, reached in 2003. Once again, migration from other regions across Quebec garnered the lion's share, with a net gain of over 3,000 people. It is important to note that, in 2004, there was a significant increase in international migration, which posted a net gain of 1,850, the highest level in recent years. It should be recalled that, even with the political will to increase international migration in the Québec area, the results were rather mitigated in the last few years, as the annual totals hovered around 1,000 newcomers. The recent results are encouraging for the rental housing demand, since it is known that most immigrants head for the rental market. In addition, international migration should be expected to be increasingly called upon in the future, as migration from other regions across Quebec could decline. In fact, young people, who represent the most mobile

Rental Housing Vacancy Rate Continues to Rise

Vacancy Rate (%) – Privately Initiated Buildings with Three or More Apartments – Québec CMA



Source: CMHC

segment of the population, will be less and less numerous, and it will be easier for them to find work in their respective regions, as the first baby boomers will be retiring.

Average rent increase still above inflation

Once again this year, it can be noted that the rise in the average rent registered between 2004 and 2005 exceeded inflation for this same period. In fact, the average rent went up by 3.4 per cent, while the inflation rate reached 2.3 per cent. Obviously, the hike is partly attributable to the scarcity of units that persists in the overall Québec CMA. As well, other factors, such as the increase in operating costs (particularly heating and insurance) and the arrival of more expensive apartments are also driving up the average rent. It can be seen, however, that the market has eased, as evidenced by the smaller increase in the average rent than in 2004 (4.5 per cent) and the return of offers of free or reduced rents (see box: Free rents return).

Since there is no overabundance of any type of apartment in the area, the rent increases are above inflation in all categories. For one-bedroom units and apartments with three or more bedrooms, the hikes attained 2.5 per cent. For bachelor units, the increase reached 3.6 per cent and, finally, two-bedroom units posted the highest rise in their average rent, at 4.2 per cent.

Vacancy rate higher in newer buildings

In the past, the proportions of vacant units used to be lower in the upper rent ranges and in newer, more modern buildings. However, in the last two years, the trend has turned around, and it would now seem that the vacancy rates are substantially higher in the upper rent ranges and in newer structures that generally command higher rents.

As for the year of construction, it is clear that renters have more choice on the market when seeking a structure built in the year 2000 or after. In fact, in the overall Québec CMA, projects built during this period have the highest proportion of unoccupied units, at 7.0 per cent, up by two percentage points over the level recorded at the time of the 2004 survey. The massive arrival in recent years of new projects often targeting more affluent clients saturated the newer building market segment.

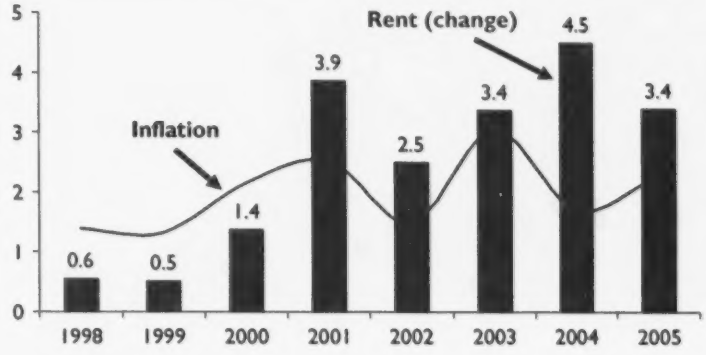
As for the rent ranges, the vacancy rates show that market conditions are tight, except for units in the lowest and highest ranges. In the case of apartments renting for under $400, the situation may be qualified as more balanced, and the vacancy rate reached 3.0 per cent. Higher rates in the more affordable rent ranges are often due to the dilapidation of certain buildings. In fact, renters will often prefer to pay a few dollars more in order to get a unit in better condition.

In the higher rent ranges, it can be seen that the market is still saturated, even though the vacancy rate decreased in relation to the 2004 survey. In fact, when the rents are $700 or over for one-bedroom apartments, $850 or over for two-bedroom apartments and $1,000 or over for three-bedroom apartments, the vacancy rates are at least 4.5 per cent. Demand for luxury traditional rental housing units is certainly limited in the Québec area. For a monthly mortgage payment comparable to these rents, it is still possible to buy a condominium or even a single-detached house in the area.

In certain zones, the situation is particularly difficult for landlords of higher rent apartments. For example, in zone 4 (Sainte-Foy, Sillery, Cap-Rouge and Saint-Augustin), 12.0 per cent of apartments with rents of $1,000 or over (for all bedroom types combined) are still vacant. It will be recalled that several hundred luxury apartments arrived on the Sainte-Foy market in recent years, which brought the stock of apartments renting for $1,000 or over to more than a thousand units. Although down from 2004 (16.8 per cent), the surplus

Increase in Average Rent Again Exceeds Inflation

Inflation Rate and Change in Average Rent (%) – Québec CMA



Sources: Statistics Canada and CMHC

Free rents return

For some time now, it has been noted that a growing proportion of landlords have been offering a month of free rent or a reduction in rents as an incentive in order to attract more tenants. In fact, this practice seems to resurface when the rental market eases, therefore during periods when the vacancy rate is on an upward trend. A survey of such advertisements having appeared in the two Québec area daily newspapers on the first Saturday of October in recent years confirms this phenomenon and suggests that it is bound to grow over the coming years. An overview of the following table indicates that this practice is on the rise. In fact, it can be seen that these advertisements attained their highest level in 1997, the year when the vacancy rate reached its last peak in the area (6.6 per cent). Conversely, there were no advertisements of this kind in 2003, when the vacancy rate was very low (0.5 per cent). However, as the rental market eases and the vacancy rate gains a few tenths of a point year after year, the number of these advertisements increases. In fact, in 2004, only 1 per cent of the advertisements contained such offers while, in 2005, this proportion has already climbed to 5 per cent. While we may still be far from the level of 23 per cent attained in 1997, it would seem that the phenomenon of free rents is back in the Québec area.

	Advertisements Offering Free Rents or Rents Reductions / Total Advertisements		Vacancy Rate
	Number	Percentage	Percentage
1997	423 / 1,836	23	6,6
2003	0 / 410	0	0,5
2004	6 / 756	1	1,1
2005	43 / 846	5	1,4

Sources : *Le Soleil* and *Journal de Québec* (first Saturday of October) Compilation: CMHC

remains significant, and it will take over a year before the situation returns to normal.

Landlords managing better in the central sectors

An analysis of the data according to the different zones in the Québec CMA indicates that, in the central sectors, the vacancy rates generally decreased. In fact, a downward movement was noted in zones 1 to 3, (Québec Basse-ville and Vanier; Québec Haute-ville; and Québec-des-Rivières and L'Ancienne-Lorette). In zone 4, however, the proportion of vacant units went up to 2.1 per cent (1.4 per cent in 2004), following the arrival of some new projects that are taking time to be absorbed on the market. A certain return to past trends can be observed here. Historically, the vacancy rates were lower in the central sectors, where there are many services and workplaces, than in the more outlying suburbs. In recent years, the scarcity of available apartments had forced renters to move farther and farther out and thereby occupy almost the entire Québec area rental housing stock. But now that conditions are less tight, the trend is progressively coming back to normal, and the "central" apartments are showing increasing appeal.

The peripheral sectors (5 to 9) registered increases in their vacancy rates. Zones 7 (Beauport, Boischâtel, Île-d'Orléans, etc.), 8 (Charny, Saint-Romuald, Saint-Jean-Chrysostôme, etc.) and 9 (Lévis, Pintendre, etc.) saw their conditions ease the most between the last two surveys. In zone 7, the market is balanced again, as the vacancy rate practically doubled to 2.6 per cent. In the two zones on the south shore, the proportions of vacant units went up notably. In fact, the rates, which stood at just 0.4 per cent last

year in zones 8 and 9, have now reached 1.7 per cent and 1.3 per cent, respectively. It should be noted that, on the south shore, the rise in the vacancy rate is largely attributable to the fact that 244 new apartments were added to the universe in the latest survey, compared to 99 at the time of the previous survey.

Larger apartments slightly more difficult to find

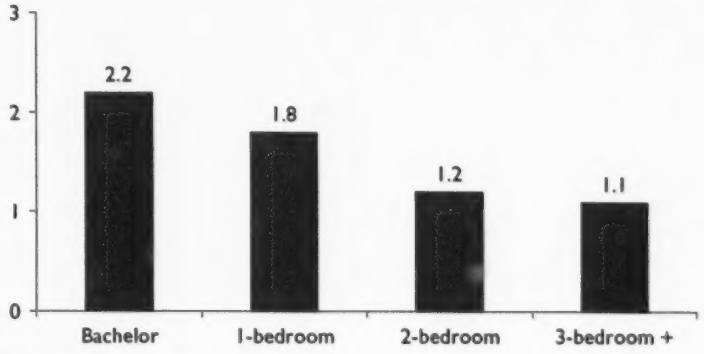
As mentioned earlier, the shortage of units observed in recent years had been such that almost all units had been rented out, regardless of their size, location or rent. Now that the situation is less tense, the so-called "normal" trends are re-appearing on the rental landscape in the Québec area. According to the survey results, it would appear that renters prefer more spacious units again this year. Conversely, bachelor apartments are the most available units in the CMA, with a vacancy rate of 2.2 per cent. They are followed by one-bedroom units, for which this rate attained 1.8 per cent. Two-bedroom units, for their part, saw their proportion of vacant units reach 1.2 per cent, while three-bedroom apartments attained a rate of 1.1 per cent.

Availability rate confirms the trend

An analysis of the availability rate confirms the growing popularity of the central districts. According to the survey results, the availability rates fell in zones 1 to 3, while the opposite trend can be observed in the more outlying zones. Overall, the availability rate reached 1.6 per cent, up slightly by one tenth of a percentage point over the level recorded at the time of the 2004 survey (1.5 per cent). This rate reflects not only the vacant units but also the units for which the existing tenant has given, or has received, an official notice to move, and for which a new tenant has not signed a lease. The availability rate gives a slightly broader idea of the short-term supply of unoccupied housing units.

Choice More Limited for Larger Apartments

Vacancy Rates (%) by Bedroom Type – Québec CMA



Source: CMHC

Vacancy rate to keep rising gradually in 2006

The rental housing vacancy rate should continue to rise in 2006. This increase will come mainly from a slowdown in demand resulting from more moderate employment growth and, in turn, weaker net migration.

On the supply side, the number of private rental housing units that will be added to the survey universe is expected to decrease slightly, on account of the less tight market conditions and the saturation of the upscale rental segment.

The decline in the supply of private ousing units will not be sufficient, owever, to make up for the anticipated slowdown in demand, which will maintain the rise in vacancy rate. But the vacancy rate is not expected to rise rapidly, since the downturn in demand will be gradual, given the continued favourable economic context. In sum, the vacancy rate can be expected to reach about 2 per cent in 2006. In the upper-range segment, the vacancy rate will decrease slightly, as few new luxury units will arrive on the market and home buying will become less competitive as a result of the anticipated rise in prices and mortgage rates. The upscale rental market will still remain saturated.

A less tight rental market and the arrival of fewer new luxury apartments will result in a more modest rent increase. The rise in the average rent should be between 2.5 per cent and 3.0 per cent in 2006, or slightly above the expected inflation rate of around 2 per cent.

National Apartment Vacancy Rate Stabilizes

The average rental apartment vacancy rate in Canada's 28 major centres[1] was unchanged at 2.7 per cent in October 2005 compared to last year. This follows three consecutive increases in the vacancy rate over the 2002 to 2004 period. The vacancy rate remains below the average of 2.8 per cent observed over the 1995 to 2004 period.

Thanks to a solid economy and strong job creation, household formation has been healthy, which has promoted demand for both ownership and rental housing. The stabilizing of the vacancy rate across the major centres reflects a number of factors. As the majority of new immigrants initially settle in rental housing, high levels of immigration have been a key driver of rental demand over the past year. Also, across most centres, more renters are remaining in rental units as the gap between the cost of home ownership and renting increased in 2005. These two factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the record level of existing home sales in 2005. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive form of housing that are often purchased by renter households switching to home ownership. In some cases, condos supplement the rental market as they may be purchased by investors who, in turn, rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

Even though the average rental apartment vacancy rate has moved higher in recent years, many households are still facing affordability issues across Canada. Either these households need to move to less expensive units or require additional help to make their monthly shelter costs more affordable. In some cases, however, there are not enough vacant units to meet the needs of all households in core housing need. Therefore, additional affordable housing units continue to be required.

The centres with the highest vacancy rates in 2005 were Windsor (10.3 per cent), Saint John (NB) (5.7 per cent), Saskatoon (4.6 per cent), Thunder Bay (4.6 per cent), Edmonton (4.5 per cent), St. John's (NFLD) (4.5 per cent), and Saguenay (4.5 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Victoria (0.5 per cent), Sherbrooke (1.2 per cent), Québec (1.4 per cent), Vancouver (1.4 per cent), Trois-Rivières (1.5 per cent), Calgary (1.6 per cent), and Greater Sudbury (1.6 per cent).

Average rents for two-bedroom apartments increased in 25 of the 28 major centres. However in 15 of the 25 major centres where rents were up, the increases were small. The greatest increases occurred in Kitchener, Victoria, and Quebec where rents were up 6.0 per cent, 4.8 per cent, and 4.2 per cent, respectively. Overall, the average rent for two-bedroom apartments across Canada's 28 major centres increased by 1.6 per cent in October 2005 compared to last year.

The highest average monthly rents for two-bedroom apartments were in Toronto ($1,052), Vancouver ($1,004), and Ottawa ($920), while the lowest were in Trois-Rivières ($474) and Saguenay ($472).

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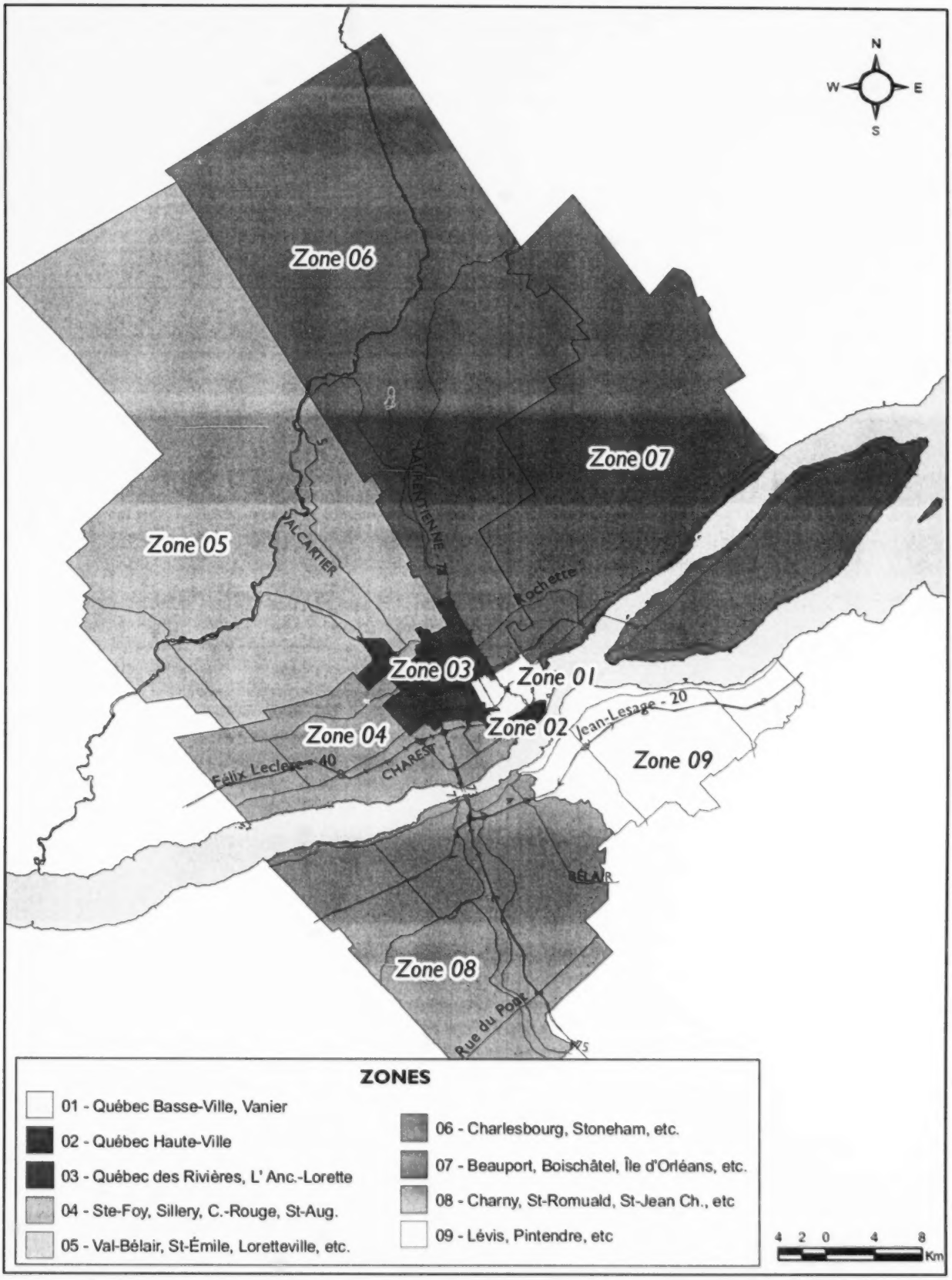
[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMA) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.


N
W
E
S
Zone 06
Zone 07
Zone 05
Zone 03
Zone 01
Zone 02
Zone 04
Zone 09
Zone 08
LAURENTIENNE
ALCARTIER
Rochette
Jean-Lesage - 20
Félix Leclerc - 40
CHAREST
BÉLAIR
Rue du Pont
ZONES
01 - Québec Basse-Ville, Vanier
02 - Québec Haute-Ville
03 - Québec des Rivières, L' Anc.-Lorette
04 - Ste-Foy, Sillery, C.-Rouge, St-Aug.
05 - Val-Bélair, St-Émile, Loretteville, etc.
06 - Charlesbourg, Stoneham, etc.
07 - Beauport, Boischâtel, Île d'Orléans, etc.
08 - Charny, St-Romuald, St-Jean Ch., etc
09 - Lévis, Pintendre, etc
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ZONE DESCRIPTIONS - QUÉBEC CMA	
Zone 1	**Québec Basse-Ville, Vanier** - Basse-Ville de Québec, Vanier.
Zone 2	**Québec Haute-Ville** - Haute-Ville de Québec.
Zone 3	**Québec des Rivières, L'Anc.-Lorette** - Québec des Rivières (Neufchâtel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette.
Zone 4	**Ste-Foy, Sillery, C.-Rouge, St-Aug.** - Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin.
Zone 5	**Val-Bélair, St-Émile, Loretteville, etc.** - Val-Bélair, Saint-Émile, Loretteville, Lac St-Charles, Lac Delage, Valcartier, Shannon, Lac St-Joseph, Sainte-Catherine-de-la-Jacques-Cartier, Fossambault
Zone 6	**Charlesbourg, Stoneham, etc.** - Charlesbourg, Lac Beauport, Stoneham-Tewkesbury
Zone 7	**Beauport, Boischâtel, Î.O., etc.** - Beauport, Sainte-Brigitte-de-Laval, Boischâtel, L'Ange-Gardien, Château-Richer, Île-d'Orléans.
Zone 8	**Charny, St-Romuald, St-Jean-Ch., etc.** - Charny, Saint-Romuald, Saint-Jean-Chrysostôme, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Étienne.
Zone 9	**Lévis, Pintendre, etc.** - Lévis, Pintendre, Saint-Joseph-de-Lévis, Beaumont.
Zones 1-9	**Québec CMA**

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

Rental Market Report Tables

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Québec Basse-Ville, Vanier	5.7	2.7	1.2	2.6	1.0	0.3	0.8	0.1	1.4	1.2
Québec Haute-Ville	2.0	2.2	1.5	1.1	1.6	0.5	1.5	1.6	1.6	1.3
Qué. des Rivières, L'Anc-Lorette	0.8	0.8	0.5	0.4	0.4	0.3	0.0	0.0	0.4	0.3
Ste-Foy/Sillery/C.-Rouge/St-Aug.	0.8	2.8	0.7	2.1	2.0	2.3	1.7	1.4	1.4	2.1
Val-Bélair/St-Émile/Loretteville	**	**	0.2	0.3	0.1	0.1	0.0	0.8	0.1	0.3
Charlesbourg, Stoneham, etc.	2.7	1.4	1.4	2.0	0.5	1.1	0.3	0.5	0.8	1.3
Beauport, Boischâtel, Î.O., etc.	4.9	1.9	1.5	2.5	1.5	2.7	1.5	2.8	1.6	2.6
Charny, St-Romuald, St-Jean-Ch.	**	**	0.5	0.7	0.1	2.0	1.7	0.9	0.4	1.7
Lévis, Pintendre, etc.	0.0	1.5	0.7	0.7	0.4	1.0	0.0	3.1	0.4	1.3
Quebec CMA	**2.6**	**2.2**	**1.0**	**1.8**	**1.0**	**1.2**	**1.0**	**1.1**	**1.1**	**1.4**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Québec Basse-Ville, Vanier	384	372	429	440	522	544	622	622
Québec Haute-Ville	481	497	689	688	801	823	881	878
Qué. des Rivières, L'Anc-Lorette	381	**	491	512	587	612	631	683
Ste-Foy/Sillery/C.-Rouge/St-Aug.	422	462	550	589	693	722	788	811
Val-Bélair/St-Émile/Loretteville	**	**	453	466	541	564	602	641
Charlesbourg, Stoneham, etc.	391	423	498	517	605	631	683	720
Beauport, Boischâtel, Î.O., etc.	368	395	437	442	541	537	563	577
Charny, St-Romuald, St-Jean-Ch.	**	**	435	453	547	581	648	651
Lévis, Pintendre, etc.	**	**	427	440	532	557	599	624
Quebec CMA	**419**	**434**	**523**	**536**	**596**	**621**	**706**	**724**

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Québec Basse-Ville, Vanier	45	1,675	124	4,755	29	8,250	2	2,250	200	16,930
Québec Haute-Ville	40	1,826	39	3,533	11	2,083	30	1,870	120	9,312
Qué. des Rivières, L'Anc-Lorette	3	370	7	1,796	13	4,274	0	871	23	7,311
Ste-Foy/Sillery/C.-Rouge/St-Aug.	36	1,313	127	6,063	164	7,194	37	2,618	365	17,188
Val-Bélair/St-Émile/Loretteville	**	**	2	604	2	1,412	3	386	7	2,458
Charlesbourg, Stoneham, etc.	6	392	50	2,467	55	5,170	6	1,145	117	9,175
Beauport, Boischâtel, Î.O., etc.	7	360	36	1,451	79	2,891	24	836	146	5,538
Charny, St-Romuald, St-Jean-Ch.	**	**	4	563	67	3,281	4	485	76	4,430
Lévis, Pintendre, etc.	5	324	7	1,073	26	2,513	20	657	59	4,568
Quebec CMA	**143**	**6,419**	**398**	**22,306**	**446**	**37,068**	**126**	**11,117**	**1,114**	**76,910**

** : Data Suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category **n/s** : No units exist in the sample for this category **n/a** : Not applicable

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type
Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Québec Basse-Ville, Vanier	6.0	3.1	1.6	2.7	2.0	0.4	0.8	0.1	2.1	1.3
Québec Haute-Ville	3.4	2.7	2.8	1.2	2.3	0.6	1.5	1.8	2.6	1.5
Qué. des Rivières, L'Anc-Lorette	0.8	0.8	0.9	0.4	0.5	0.3	1.4	0.0	0.7	0.3
Ste-Foy/Sillery/C.-Rouge/St-Aug.	1.0	2.9	0.9	2.2	2.2	2.4	1.9	1.9	1.6	2.3
Val-Bélair/St-Émile/Loretteville	**	**	0.4	0.3	0.1	0.1	0.0	0.8	0.2	0.3
Charlesbourg, Stoneham, etc.	2.7	1.4	1.4	2.1	0.5	1.1	0.3	0.5	0.8	1.3
Beauport, Boischâtel, Î.O., etc.	4.9	2.8	1.5	2.6	1.5	2.9	1.5	3.3	1.6	2.9
Charny, St-Romuald, St-Jean-Ch.	**	**	0.5	1.5	0.2	2.1	2.5	0.9	0.5	1.8
Lévis, Pintendre, etc.	0.0	1.5	0.7	0.7	0.6	1.5	0.0	3.1	0.5	1.5
Quebec CMA	3.1	2.6	1.4	1.9	1.3	1.3	1.2	1.4	1.5	1.6

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Quebec CMA										
Pre 1960	4.1	1.4	1.1	2.8	1.1	0.6	1.4	1.3	1.4	1.5
1960 - 1974	0.8	2.6	1.1	1.0	0.8	1.1	0.5	1.1	0.9	1.2
1975 - 1989	2.7	1.8	0.6	1.0	0.4	0.5	0.1	0.3	0.5	0.7
1990 - 1999	5.6	2.1	0.7	1.8	0.7	0.7	0.0	0.4	1.1	1.1
2000+	**	**	2.5	7.7	5.8	7.3	8.1	4.0	5.0	7.0
Total	2.6	2.2	1.0	1.8	1.0	1.2	1.0	1.1	1.1	1.4

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type
Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Quebec CMA								
Pre 1960	373	389	450	465	512	531	681	711
1960 - 1974	430	457	533	548	596	607	699	698
1975 - 1989	438	450	540	543	590	627	695	720
1990 - 1999	524	507	574	595	636	654	692	723
2000+	**	**	709	**	799	831	957	993
Total	419	434	523	536	596	621	706	724

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n/u : No units exist in the universe for this category **n/s** : No units exist in the sample for this category **n/a** : Not applicable

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type
Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Quebec CMA										
3 to 5 Units	7.6	4.7	0.9	2.0	0.8	1.1	1.1	0.7	1.2	1.4
6 to 19 Units	0.3	1.4	1.0	2.0	0.5	0.6	0.6	0.7	0.6	0.9
20 to 49 Units	1.0	0.7	0.9	1.1	0.8	1.8	1.0	2.0	0.9	1.5
50 to 99 Units	4.9	4.1	0.7	1.2	2.9	1.7	2.4	0.6	2.2	1.7
100+ Units	2.5	2.4	1.5	2.7	3.6	3.6	2.6	4.8	2.3	3.0
Total	2.6	2.2	1.0	1.8	1.0	1.2	1.0	1.1	1.1	1.4

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type
Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Quebec CMA								
3 to 5 Units	324	369	403	408	503	532	617	666
6 to 19 Units	356	371	447	462	554	568	666	671
20 to 49 Units	401	426	502	527	618	637	707	726
50 to 99 Units	465	462	594	590	723	763	892	862
100+ Units	541	**	717	740	853	889	1,052	1,098
Total	419	434	523	536	596	621	706	724

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone
Québec CMA

Zone	3-5		6-19		20-49		50-99		100+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Québec Basse-Ville, Vanier	2.4	1.5	0.8	1.0	0.8	0.6	2.8	2.1	2.4	2.4
Québec Haute-Ville	0.4	1.3	0.6	1.7	1.3	1.0	1.9	0.4	3.4	1.2
Qué. des Rivières, L'Anc-Lorette	0.0	0.0	0.4	0.3	0.2	0.0	0.0	0.0	**	**
Ste-Foy/Sillery/C.-Rouge/St-Aug.	0.0	1.6	1.0	1.2	1.0	1.3	2.8	1.3	1.8	4.8
Val-Bélair/St-Émile/Loretteville	0.0	0.0	0.0	0.0	0.4	1.0	**	**	n/u	n/u
Charlesbourg, Stoneham, etc.	**	**	0.4	0.5	1.1	1.5	1.9	2.9	0.9	2.1
Beauport, Boischâtel, Î.O., etc.	2.3	1.7	1.0	2.1	1.6	4.5	0.6	**	**	**
Charny, St-Romuald, St-Jean-Ch.	0.6	1.3	0.1	0.3	0.7	8.7	**	**	n/u	n/u
Lévis, Pintendre, etc.	0.0	2.9	0.7	0.7	0.1	0.6	**	2.8	**	**
Quebec CMA	1.2	1.4	0.6	0.9	0.9	1.5	2.2	1.7	2.3	3.0

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n/u : No units exist in the universe for this category **n/s** : No units exist in the sample for this category **n/a** : Not applicable

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Québec CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Quebec CMA										
LT $400	1.2	1.4	1.3	4.9	0.1	**	**	**	1.1	3.0
$400 - $549	0.9	3.1	0.9	0.8	0.7	0.5	0.9	0.7	0.8	0.9
$550 - $699	**	2.9	0.4	1.2	0.6	0.8	0.7	0.9	0.6	1.0
$700 - $849	**	**	3.2	4.5	1.0	2.3	0.5	1.6	1.1	2.2
$850 - $999	n/s	**	**	**	8.4	4.8	0.0	0.7	4.0	2.0
$1000+	n/s	**	**	**	**	**	7.9	4.8	9.3	6.1
Total	2.6	2.2	1.0	1.8	1.0	1.2	1.0	1.1	1.1	1.4

** : Data Suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category **n/s** : No units exist in the sample for this category **n/a** : Not applicable

METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census areas definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Information and Subscriptions

For more information about this publication or any other questions on the Québec housing market, please call our **Client Service Department** at (866) 855-5711 or (514) 283-8396 or e-mail us at **cam_qc@cmhc-schl.gc.ca** .

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Cette publication est aussi disponible en français sous le titre: Rapport sur le marché locatif.

Note: Tables for rental row (townhouses) are not released in this current publication. However, tables are available on request where applicable.

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